

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: February 5, 2015, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Victor Cabral, Thomas Enright, John Allen, Mary Millard, Ben Bergenholtz

Also Present: Andrew Teitz, Esq.

Chairman Lima brought the meeting to order at 7:02PM.

The minutes of the January 8, 2015, meeting were approved as presented. (Allen/Enright 6-0)

Members Thomas Enright and Mary Millard recused themselves from Application #15-009.

1. 15-009 – 19 Byfield St., Charles Enright
 1. new rear door; 2. repairs to front door sill and door frame

Contractor Dean Nadalin presented for the owner. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is to install a new French door (Horner, fir) on the rear (north) elevation. Member Bergenholtz noted that installation of the door will throw the symmetry of the house design off, but also noted that it is in the rear of the building and will not be visible from the street.

Member Allen asked for information regarding trim around door, Mr. Nadalin responded that “the trim will match existing on windows.” Regarding the landing steps, the dimensions are 6’ wide and less than 30’ from the ground. Plan is to use cinder block which will be parged and a bluestone cap. Chairman Lima noted that details of the door latch and other hardware must be submitted.

Mr. Nadalin also described the deteriorated front door sill and repairs/replacements that will be made using in kind material to the sill and door trim.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 15-009 as presented for the rear door with trim matching existing and details to be submitted for door hardware. Also approved in kind repairs to front door sill and door in accordance with Secretary of the Interior Standards #6, 9 (Allen/Cabral 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9

Project Monitor: John Allen

Members Enright and Millard resumed their seats on the Commission.

2. 15-013 - 107 High St., Fatima Mello
1. replace walkway; 2. replace two front porch lamps; 3. install/replace post lamp

Neither the property owner nor a representative attended to present the application. It was noted that the lamps in 2 and 3 have already been installed. It was also noted that there have been previous violations of the Historic District Code on this property.

In order to give the property owner another opportunity to present the application, the application will be continued to the March meeting. Also, certified letters will be sent to Joseph and Maria Mello and Fatima Mello notifying them that the Commission may act on the application even if they do not appear.

A motion was made to continue Application 15-013 to the March 5, 2015, meeting with a notice by Certified Mail stating that Commission may rule without them in attendance (Enright/Cabral 6-0).

3. 15-016 – Thames St., Town of Bristol
installation of flood awareness signs: Rockwell Park, Independence Park; Ever-Ready Fire Station

Director of Community Development, Diane Williamson, presented. Applicant plans were marked Exhibits B-K. Application is to install flood awareness signs in Rockwell Park, Independence Park and Manny Sousa Park. Also, to install plaques and painted sign on the Ever-Ready Fire Station indicating storm water levels. Ms. Williamson noted that the Fire Chief was in agreement with the sign installation and that they would be paid for with FEMA grant money.

Sign dimension and design are illustrated in Exhibit I. Placement of table top signs is illustrated in Exhibit G and H.

Commission members noted that this is a great way to educate the public on Bristol's storm history.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 15-016 as presented for the installation of signs on the Ever-Ready Fire Station, in Rockwell and Independence Parks and Manny Sousa Park at the west side of the Armory in accordance with Secretary of the Interior Standard #9 (Cabral/ Bergenholtz 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: Mary Millard

4. 15-017 – 220 Hope St., Charles and Christine Tansey
 1. remove porch stairs; add new stair/landing and bulkhead; 2. remove mud room and add enlarged mud room; 3. add shed to south elevation; 4. remove existing Union St. stairs; 5. remove chimney

Property owner Charles Tansey and architect Cory Kallfelz presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-S. Applicant is returning with formal application following a Concept Review where several modifications to the design were suggested.

Application is to remove the porch stairs located on the north side of the front porch and to replace rail and lattice under porch. New stairway and landing to be constructed on the west side of the porch with a bulkhead door to be added to the south end of the porch to access the excavated area under the porch. The mud room on the east side of the building is to be enlarged with roof to be pitched to the east. Also a new shed to be attached to the south side of the building. Clapboards and trim for all construction to be re-use of existing material or matching material. Shed and mud room doors and windows as described in exhibits. Also approval is requested to remove non functioning chimney as shown in Exhibit FPBH-3.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 15-017 as presented for removal and addition of porch stairs; renovation of mud room and construction of shed; removal of non functioning chimney; and all windows and hardware as shown in exhibits in accordance with Secretary of the Interior Standards #2, 3, 6 (Allen/Cabral 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 3, 6

Project Monitor: John Allen

Member Mary Millard recused herself from hearing Application #15-019

5. 15-019 – 250 Metacom Ave., Mt. Hope Farm (Caretaker Cottage)
 1. re-side; 2. replace louver

Contractor Dean Nadalin presented. Applicant plans were marked Exhibits B-E. Application is to reside the cottage with in kind white cedar shingles with the same exposure as existing and to replace the gable louver as shown in Exhibit E. Also, to make minor in kind repairs as necessary while residing the building.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 15-019 as presented and illustrated in exhibits in accordance with Secretary of the Interior Standards #6, 9 (Enright/Cabral 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9

Project Monitor: Victor Cabral

Member Millard resumed her seat on the Commission.

6. 15-020 – 198 Thames St., Michael Ferreira
replace signs

Property owner Michael Ferreira presented. Staff Assistant photographs were marked Exhibit A. Application is to replace the existing two 'Fins' signs with previous 'Gillary's' signs as shown in Exhibit A.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 15-020 as presented in accordance with Secretary of the Interior Standard #9 (Cabral/Enright 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: Thomas Enright

7. 15-021 – 219 High St., Glen Michael, LLC
signs

Store owner Jacqueline Vaught requested a continuance to the March 5, 2015, meeting.

A motion was made to continue Application 15-021 to the March 5, 2015, meeting (Allen/Cabral 6-0).

Election of Officers;

Chairman: John Allen nominated Ory Lima, no other nominations. Ms. Lima elected - vote 6-0.

Vice Chairman: Ory Lima nominated John Allen, no other nominations. Mr. Allen elected – vote 6-0.

Secretary: John Allen nominated Mary Millard, no other nominations. Ms. Millard elected – vote 6-0.

Staff Report:

**Staff Approvals – January, 2015, = 2, copy attached
Project Monitor Report(s)**

Thomas Enright reported on Tom Pasqual's situation at 72 Thames St. Mr. Pasqual is unable to get a building permit for his building due to the floor to ceiling height in the bedroom on the third floor. It was noted that if Mr. Pasqual wants to raise the roof height, he has to submit an application to the Commission for a modification of a previously approved plan.

An alternate suggestion for Dr. Enright to relay to Mr. Pasqual is for Mr. Pasqual to appeal the decision of the Building Official to the Building Code Board of Appeals.

Adjourn:

A motion to adjourn was unanimously passed at 8:50PM

SC

Date Approved: March 19, 2015

BRISTOL HISTORIC DISTRICT COMMISSION

Monthly Sign-Off Report January, 2015

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
1/20	15-014	721 Hope	1. Repairs to porch stairs/rails; 2. Replace storm doors; 3.repairs to window frames/trim
1/20	15-018	220 Hope	Re-roof